

SUMMARY OF UNIT MIX AND PRICING

** Please note which units fulfill the Inclusionary Zoning requirements*

OPTION 1	80% AMI			Total
	1 Bed	2 Bed	3 Bed	
# of Units				
Avg Price/unit				
Avg Subsidy/unit				
Total Subsidy				

OPTION 2	30% AMI			50% AMI			60% AMI			80% AMI			Market			Total
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	
# of Units																
Avg Price/unit																
Avg Subsidy/unit																
Total Subsidy																

OPTION 3	30% AMI			50% AMI			60% AMI			80% AMI			Market			Total
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	
# of Units																
Avg Price/unit																
Avg Subsidy/unit																
Total Subsidy																

2010 Uncapped Area Median Income

HUD 4HH 100% AMI 2009 \$ 103,500

	# in Household & Adjustment Factor							
	1	2	3	4	5	6	7	8
AMI	0.7	0.8	0.9	1	1.1	1.2	1.3	1.4
120%	\$ 86,940	\$ 99,360	\$ 111,780	\$ 124,200	\$ 136,620	\$ 149,040	\$ 161,460	\$ 173,880
100%	\$ 72,450	\$ 82,800	\$ 93,150	\$ 103,500	\$ 113,850	\$ 124,200	\$ 134,550	\$ 144,900
80%	\$ 57,960	\$ 66,240	\$ 74,520	\$ 82,800	\$ 91,080	\$ 99,360	\$ 107,640	\$ 115,920
60%	\$ 43,470	\$ 49,680	\$ 55,890	\$ 62,100	\$ 68,310	\$ 74,520	\$ 80,730	\$ 86,940
50%	\$ 36,225	\$ 41,400	\$ 46,575	\$ 51,750	\$ 56,925	\$ 62,100	\$ 67,275	\$ 72,450
40%	\$ 28,980	\$ 33,120	\$ 37,260	\$ 41,400	\$ 45,540	\$ 49,680	\$ 53,820	\$ 57,960
30%	\$ 21,735	\$ 24,840	\$ 27,945	\$ 31,050	\$ 34,155	\$ 37,260	\$ 40,365	\$ 43,470

Rent Limits	HH	0 - 30%	31- 50%	60%	51- 80%
Efficiency	1 Person	543	906	1087	1449
1 Bedroom	2 Person	621	1035	1242	1656
2 Bedroom	3 Person	699	1164	1397	1863
3 Bedroom	4 Person	776.25	1294	1553	2070
4 Bedroom	5 Person	854	1423	1708	2277
5 Bedroom	6 Person	932	1553	1863	2484

Note: This form must be completed for EACH Unit Type (i.e. 1 BDR, 2BDR)

This spreadsheet is provided to help calculate the affordability.

PLEASE MAKE ADJUSTMENTS TO THE AFFORDABILITY SPREADSHEET AS APPROPRIATE

(Highlighted Fields may be changed to reflect developers assumptions for the sale of units)

Monthly Payment Analysis			Rate	Payment / Cost
Purchase Price				\$ 160,000
Buyer Down Payment			3.50%	\$ 5,600
Other Closing Cost/ Purchase Assistance Grants				\$ -
Closing Cost Calculated at				\$ -
Amount of Mortgage Loan:			4.00%	\$ 6,400
Principal and Interest Payment on Mortgage:				\$ 154,400
FHA Mortgage Insurance Premium:			6.00%	\$ 926
Homeowners Hazard Insurance:			0.65%	\$ 86.67
Property Taxes and Homestead Exemption:			0.88%	\$ 67.83
Condominium Fee:		<i>Cost per SF</i>	\$ 0.40	\$ 360
	To Calculate Condo Fee:		<i>Square footage</i>	900
			<i>Bedrooms</i>	2
			<i>Household Size / Max # of People per Bedroom</i>	4
Monthly Payment:				\$ 1,440

Affordability Analysis					
Household Size	Yearly Payment	Yearly income	Uncapped AMI	Affordability	% Income
6	\$ 17,282	\$ 57,608	\$ 124,200	46.4%	0.3
5	\$ 17,282	\$ 57,608	\$ 113,850	50.6%	0.3
4	\$ 17,282	\$ 57,608	\$ 103,500	55.7%	0.3
3	\$ 17,282	\$ 57,608	\$ 93,150	61.8%	0.3
2	\$ 17,282	\$ 57,608	\$ 82,800	69.6%	0.3
1	\$ 17,282	\$ 57,608	\$ 72,450	79.5%	0.3

Source and Uses (Rental and Homeownership)

0

Note: This form must be completed for EACH Development Site.

Project Name:	_____	Developer:	_____
Site Address:	_____	CDC	N/A
Total Units	0	Prepared by:	_____
Start Date:	_____	Location	_____

DEVELOPMENT BUDGET: SOURCES

Predevelopment

Sources	Take Out	Position	Rate	Term YR	Amount
Lender					0
Lender					0
Equity					0
Other:					0
SUBTOTAL					\$0

Acquisition

Sources	Take Out	Position	Rate	Term YR	Amount
		1st	0.00%	0.00	0
SUBTOTAL					\$0

Construction (Hard and Soft Costs)

Sources	Take Out	Position	Rate	Term YR	Amount
Other		2nd	0.00%	0.00 ##	0
Equity		3rd	0.00%	0.00	0
SUBTOTAL					\$0

Sources of Fees Paid After Construction Completion

Sources	Uses	Amount
Lender	Reserves	0
Equity	Dev. Fees	0
Equity	Other: Sinking Fund	0
	Other:	0
	Other:	0
SUBTOTAL		\$0

Total Development Cost \$0

PERMANENT FINANCING

Sources	Position	Rate	Term YR	PMT/YR	Amount
	0 1st	0.00%	0.00	0	0
	0 2nd	0.00%	0.00	0	0
Other	3rd	0.00%	0.00	0	0
Equity Dev. Fee		0.00%	0.00	0	0
Partnership Equity		0.00%	0.00	0	0
TOTAL					\$0

Note:

DEVELOPMENT BUDGET: USES

Predevelopment

	Total	Per Unit
Site Appraisal	0	#DIV/0!
Environmental	0	#DIV/0!
Earnest Money	0	#DIV/0!
Other:	0	#DIV/0!
SUBTOTAL	\$0	#DIV/0!

Acquisition

Buildings	0	#DIV/0!
Land	0	#DIV/0!
Carrying Charges	0	#DIV/0!
Title and Recording	0	#DIV/0!
Real Estate Taxes	0	#DIV/0!
Other	0	#DIV/0!
SUBTOTAL	\$0	#DIV/0!

Construction

Hard Cost	Amount	Per Unit
Site Work	0	#DIV/0!
Demolition	0	#DIV/0!
Foundation Walls	0	#DIV/0!
Street Utilities	0	#DIV/0!
Masonry/Concrete	0	#DIV/0!
Roof and Gutters	0	#DIV/0!
Siding	0	#DIV/0!
Insulation/Waterproofing	0	#DIV/0!
Windows and Doors	0	#DIV/0!
Rough Carpentry	0	#DIV/0!
Finish Carpentry	0	#DIV/0!
Painting and Drywall	0	#DIV/0!
Plumbing	0	#DIV/0!
Electrical	0	#DIV/0!
HVAC	0	#DIV/0!
Tile and Flooring	0	#DIV/0!
Appliances and Accessories	0	#DIV/0!
Landscaping	0	#DIV/0!
Fencing and Security	0	#DIV/0!
Residential - Subtotal (Rows 35-51)	0	#DIV/0!
Commercial	0	#DIV/0!
General Conditions	0	#DIV/0!
Contractor's Overhead	#DIV/0!	0
Contractor's Profit	#DIV/0!	0
Bond Premium	0	#DIV/0!
Contingency	#DIV/0!	0
SUBTOTAL	\$0	#DIV/0!

Soft Cost

Accounting and Audit	0	#DIV/0!
Acq./Construction Interest	0	#DIV/0!
Acq./Construction Loan /misc fees	0	#DIV/0!
Appraisal Fee	0	#DIV/0!
Architect and Engineering	0	#DIV/0!
Bank Engineer/Inspection	0	#DIV/0!
Permit Expeditor	0	#DIV/0!
Construction Bond	0	#DIV/0!
Construction Interest	0	#DIV/0!
Consultant	0	#DIV/0!
DCHFA Fees	0	#DIV/0!
Developer's Fee	#DIV/0!	0
Environmental Survey	0	#DIV/0!
Furniture (example unit)	0	#DIV/0!
Insurance Builder's Risk & Bldg	0	#DIV/0!
Insurance Liability	0	#DIV/0!
Lender Fees	0	#DIV/0!
Legal Fees (Borrower's Legal Council)	0	#DIV/0!
Legal Lender	0	#DIV/0!
Market Study	0	#DIV/0!
Marketing/Advertising/Merchandising	0	#DIV/0!
Misc/Lender Fees	0	#DIV/0!
Operating Reserve	0	#DIV/0!
Organizational Costs	0	#DIV/0!
Permits and Fees	0	#DIV/0!
Rent-Up Reserve	0	#DIV/0!

Replacement Reserve		0	#DIV/0!
Security		0	#DIV/0!
Soft Cost Contingency	#DIV/0!	0	#DIV/0!
Survey		0	#DIV/0!
Syndication Fee	0%	0	#DIV/0!
Tax Credit Application Fee		0	#DIV/0!
Taxes - Real Estate		0	#DIV/0!
Title & Recording		0	#DIV/0!
SUBTOTAL		\$0	#DIV/0!
SUBTOTAL Hard and Soft		\$0	#DIV/0!
Total Development Cost		\$0	#DIV/0!

Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____
Site Address:	_____
Total Units:	0
Start Date:	TBD

MONTHLY RENTAL INCOME			Percent of income applied towards rent. 30%				
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance	Total Rent + Utility/mt	Affordable to Inc. level	1 71,890
0 BR	0	0	0		0	0	
1 BR/1 BA	0	0	0	0	0	0	
1 BR/B	0	0	0	0	0	0	
2 BR/A	0	0	0	0	0	0	
2 BR/B	0	0	0	0	0	0	
2 BR/C	0	0	0	0	0	0	
3 BR/A	0	0	0	0	0	0	
3 BR/B	0	0	0	0	0	0	
Bal units/avg rent	0	0	0	0	0	0	
2BR Market Rent	0	0	0		0	0	
3BR Market Rent	0	0	0		0	0	
Other	0	0	0		0	0	
Super/Manag. Units	0	0	0		0	0	
TOTAL	0	0	\$0				
Interest Income	0	0	0				
Laundry:	0	0	0				
TOTAL MONTHLY INCOME:			\$0				

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption: Income 102.00%			
			Yr 1	Yr 2	Yr 3	Yr 4
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0

ANNUAL OPERATING EXPENSES			Assumption: Expenses 103.00%			
<u>Administrative</u>						
Superintendent		\$0	0	0	0	0
Payroll Taxes		\$0	0	0	0	0
Office Supply		\$0	0	0	0	0
Legal (contract review)		\$0	0	0	0	0
Audit		\$0	0	0	0	0
Real Estate Taxes		\$0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0
Advertising/Marketing all non-salary		\$0	0	0	0	0
Insurance and other taxes		\$0	0	0	0	0
Telephone		\$0	0	0	0	0
All Misc. Expenses		\$0	0	0	0	0
Subtotal Administrative		\$0	\$0	\$0	\$0	\$0
<u>Maintenance</u>						
Extermination		\$0	0	0	0	0
Janitor/Cleaning		\$0	0	0	0	0
Garbage & Trash Removal		\$0	0	0	0	0
Ground Maintenance (Trash & Landscape)		\$0	0	0	0	0
Repairs (Contract)		\$0	0	0	0	0
HVAC Maintenance		\$0	0	0	0	0
Reserves Operating		\$0	0	0	0	0
Reserves Replacement		\$0	0	0	0	0
All Operating and Maintenance Expenses		\$0	0	0	0	0
Snow Removal/Misc.		\$0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>					
Electricity	\$0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0
All Utilty Expenses	\$0	0	0	0	0
Other	\$0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0
Debt Service					
	\$0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0

RESERVES	Assumption:	Int. Rate	102.00%
Reserves Operating Acc. Balance	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

IRR	#NUM!
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Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____	Developer:	0
Site Address:	_____	CDC:	N/A
Total Units:	0	Prepared by:	0
Start Date:	TBD	Location	0

MONTHLY RENTAL INCOME			Percent of income applied towards			Family Size and Area Median	
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance	2 82,160	3 92,430	4 102,700
0 BR	0	0	0				
1 BR/1 BA	0	0	0	0			
1 BR/B	0	0	0	0			
2 BR/A	0	0	0	0			
2 BR/B	0	0	0	0			
2 BR/C	0	0	0	0			
3 BR/A	0	0	0	0			
3 BR/B	0	0	0	0			
Bal units/avg rent	0	0	0	0			
2BR Market Rent	0	0	0				
3BR Market Rent	0	0	0				
Other	0	0	0				
Super/Manag. Units	0	0	0				
TOTAL	0	0	\$0				
Interest Income	0	0	0				
Laundry:	0	0	0				
TOTAL MONTHLY INCOME:			\$0				

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption:			
			Yr 1	Yr 5	Yr 6	Yr 7
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0
Vacancy Loss	2.50%	\$0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0
Vacancy Loss	0.00%	\$0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0

ANNUAL OPERATING EXPENSES	Assumption:				
	Yr 1	Yr 5	Yr 6	Yr 7	Yr 7
<u>Administrative</u>					
Superintendent	\$0	0	0	0	0
Payroll Taxes	\$0	0	0	0	0
Office Supply	\$0	0	0	0	0
Legal (contract review)	\$0	0	0	0	0
Audit	\$0	0	0	0	0
Real Estate Taxes	\$0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0
Advertising/Marketing all non-salary	\$0	0	0	0	0
Insurance and other taxes	\$0	0	0	0	0
Telephone	\$0	0	0	0	0
All Misc. Expenses	\$0	0	0	0	0
Subtotal Administrative	\$0	\$0	\$0	\$0	\$0
<u>Maintenance</u>					
Extermination	\$0	0	0	0	0
Janitor/Cleaning	\$0	0	0	0	0
Garbage & Trash Removal	\$0	0	0	0	0
Ground Maintenance (Trash & Landscape)	\$0	0	0	0	0
Repairs (Contract)	\$0	0	0	0	0
HVAC Maintenance	\$0	0	0	0	0
Reserves Operating	\$0	0	0	0	0
Reserves Replacement	\$0	0	0	0	0
All Operating and Maintenance Expenses	\$0	0	0	0	0
Snow Removal/Misc.	\$0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>					
Electricity	\$0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0
All Utility Expenses	\$0	0	0	0	0
Other	\$0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0
Debt Service					
	\$0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0

RESERVES	Assumption:				
Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

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Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____		
Site Address:	_____		
Total Units:	0		Date: _____
Start Date:	TBD		

MONTHLY RENTAL INCOME			Percent of income applied towards Income Affordability Analysis				
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance	5 112,970	6 123,240	7 133,510
0 BR	0	0	0				
1 BR/1 BA	0	0	0	0			
1 BR/B	0	0	0	0			
2 BR/A	0	0	0	0			
2 BR/B	0	0	0	0			
2 BR/C	0	0	0	0			
3 BR/A	0	0	0	0			
3 BR/B	0	0	0	0			
Bal units/avg rent	0	0	0	0			
2BR Market Rent	0	0	0				
3BR Market Rent	0	0	0				
Other	0	0	0				
Super/Manag. Units	0	0	0				
TOTAL	0	0	\$0				
Interest Income	0	0	0				
Laundry:	0	0	0				
TOTAL MONTHLY INCOME:			\$0				

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption:			
			Yr 1	Yr 8	Yr 9	Yr 10
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0
Vacancy Loss	2.50%	\$0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0
Vacancy Loss	0.00%	\$0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0

ANNUAL OPERATING EXPENSES	Assumption:				
		Yr 1	Yr 8	Yr 9	Yr 10
<u>Administrative</u>					
Superintendent	\$0	0	0	0	0
Payroll Taxes	\$0	0	0	0	0
Office Supply	\$0	0	0	0	0
Legal (contract review)	\$0	0	0	0	0
Audit	\$0	0	0	0	0
Real Estate Taxes	\$0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0
Advertising/Marketing all non-salary	\$0	0	0	0	0
Insurance and other taxes	\$0	0	0	0	0
Telephone	\$0	0	0	0	0
All Misc. Expenses	\$0	0	0	0	0
Subtotal Administrative	\$0	\$0	\$0	\$0	\$0
<u>Maintenance</u>					
Extermination	\$0	0	0	0	0
Janitor/Cleaning	\$0	0	0	0	0
Garbage & Trash Removal	\$0	0	0	0	0
Ground Maintenance (Trash & Landscape)	\$0	0	0	0	0
Repairs (Contract)	\$0	0	0	0	0
HVAC Maintenance	\$0	0	0	0	0
Reserves Operating	\$0	0	0	0	0
Reserves Replacement	\$0	0	0	0	0
All Operating and Maintenance Expenses	\$0	0	0	0	0
Snow Removal/Misc.	\$0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>					
Electricity	\$0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0
All Utilty Expenses	\$0	0	0	0	0
Other	\$0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0
Debt Service					
	\$0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0

RESERVES	Assumption:				
Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

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Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____	_____
Site Address:	_____	_____
Total Units:	0	_____
Start Date:	TBD	_____

MONTHLY RENTAL INCOME			Percent of income applied towards		
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance	
					8
					143,780
0 BR	0	0	0		
1 BR/1 BA	0	0	0	0	
1 BR/B	0	0	0	0	
2 BR/A	0	0	0	0	
2 BR/B	0	0	0	0	
2 BR/C	0	0	0	0	
3 BR/A	0	0	0	0	
3 BR/B	0	0	0	0	
Bal units/avg rent	0	0	0	0	
2BR Market Rent	0	0	0		
3BR Market Rent	0	0	0		
Other	0	0	0		
Super/Manag. Units	0	0	0		
TOTAL	0	0	\$0		
Interest Income	0	0	0		
Laundry:	0	0	0		
TOTAL MONTHLY INCOME:			\$0		

			Assumption:				
INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Yr 1	Yr 11	Yr 12	Yr 13	Yr 14
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0	0
			2.50%				
ANNUAL COMM. INCOME	12	\$0	0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0	0
			0.00%				
TOTAL Effective Gross Income		\$0	\$0	0	0	0	0

			Assumption:				
ANNUAL OPERATING EXPENSES							
<u>Administrative</u>							
Superintendent		\$0	0	0	0	0	0
Payroll Taxes		\$0	0	0	0	0	0
Office Supply		\$0	0	0	0	0	0
Legal (contract review)		\$0	0	0	0	0	0
Audit		\$0	0	0	0	0	0
Real Estate Taxes		\$0	0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0	0
Advertising/Marketing all non-salary		\$0	0	0	0	0	0
Insurance and other taxes		\$0	0	0	0	0	0
Telephone		\$0	0	0	0	0	0
All Misc. Expenses		\$0	0	0	0	0	0
Subtotal Administrative		\$0	\$0	\$0	\$0	\$0	\$0
<u>Maintenance</u>							
Extermination		\$0	0	0	0	0	0
Janitor/Cleaning		\$0	0	0	0	0	0
Garbage & Trash Removal		\$0	0	0	0	0	0
Ground Maintenance (Trash & Landscape)		\$0	0	0	0	0	0
Repairs (Contract)		\$0	0	0	0	0	0
HVAC Maintenance		\$0	0	0	0	0	0
Reserves Operating		\$0	0	0	0	0	0
Reserves Replacement		\$0	0	0	0	0	0
All Operating and Maintenance Expenses		\$0	0	0	0	0	0
Snow Removal/Misc.		\$0	0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>						
Electricity	\$0	0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0	0
All Utiliy Expenses	\$0	0	0	0	0	0
Other	\$0	0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service						
	\$0	0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0

RESERVES

Assumption:

Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

IRR	#NUM!
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Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____
Site Address:	_____
Total Units:	0
Start Date:	TBD

MONTHLY RENTAL INCOME			Percent of income applied towards	
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance
0 BR	0	0	0	
1 BR/1 BA	0	0	0	0
1 BR/B	0	0	0	0
2 BR/A	0	0	0	0
2 BR/B	0	0	0	0
2 BR/C	0	0	0	0
3 BR/A	0	0	0	0
3 BR/B	0	0	0	0
Bal units/avg rent	0	0	0	0
2BR Market Rent	0	0	0	
3BR Market Rent	0	0	0	
Other	0	0	0	
Super/Manag. Units	0	0	0	
TOTAL	0	0	\$0	
Interest Income	0	0	0	
Laundry:	0	0	0	
TOTAL MONTHLY INCOME:			\$0	

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption:				
			Yr 1	Yr 15	Yr 16	Yr 17	Yr 18
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0	0

ANNUAL OPERATING EXPENSES			Assumption:				
			Yr 1	Yr 15	Yr 16	Yr 17	Yr 18
<u>Administrative</u>							
Superintendent		\$0	0	0	0	0	0
Payroll Taxes		\$0	0	0	0	0	0
Office Supply		\$0	0	0	0	0	0
Legal (contract review)		\$0	0	0	0	0	0
Audit		\$0	0	0	0	0	0
Real Estate Taxes		\$0	0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0	0
Advertising/Marketing all non-salary		\$0	0	0	0	0	0
Insurance and other taxes		\$0	0	0	0	0	0
Telephone		\$0	0	0	0	0	0
All Misc. Expenses		\$0	0	0	0	0	0
Subtotal Administrative		\$0	\$0	\$0	\$0	\$0	\$0
<u>Maintenance</u>							
Extermination		\$0	0	0	0	0	0
Janitor/Cleaning		\$0	0	0	0	0	0
Garbage & Trash Removal		\$0	0	0	0	0	0
Ground Maintenance (Trash & Landscape)		\$0	0	0	0	0	0
Repairs (Contract)		\$0	0	0	0	0	0
HVAC Maintenance		\$0	0	0	0	0	0
Reserves Operating		\$0	0	0	0	0	0
Reserves Replacement		\$0	0	0	0	0	0
All Operating and Maintenance Expenses		\$0	0	0	0	0	0
Snow Removal/Misc.		\$0	0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>						
Electricity	\$0	0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0	0
All Utiliy Expenses	\$0	0	0	0	0	0
Other	\$0	0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service						
	\$0	0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0

RESERVES

		Assumption:				
Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

IRR	#NUM!
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Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____
Site Address:	_____
Total Units:	0
Start Date:	TBD

MONTHLY RENTAL INCOME			Percent of income applied towards	
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance
0 BR	0	0	0	
1 BR/1 BA	0	0	0	0
1 BR/B	0	0	0	0
2 BR/A	0	0	0	0
2 BR/B	0	0	0	0
2 BR/C	0	0	0	0
3 BR/A	0	0	0	0
3 BR/B	0	0	0	0
Bal units/avg rent	0	0	0	0
2BR Market Rent	0	0	0	
3BR Market Rent	0	0	0	
Other	0	0	0	
Super/Manag. Units	0	0	0	
TOTAL	0	0	\$0	
Interest Income	0	0	0	
Laundry:	0	0	0	
TOTAL MONTHLY INCOME:			\$0	

			Assumption:				
INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Yr 1	Yr 19	Yr 20	Yr 21	Yr 22
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0	0
			2.50%				
ANNUAL COMM. INCOME	12	\$0	0	0	0	0	0
Vacancy Loss		\$0	0	0	0	0	0
			0.00%				
TOTAL Effective Gross Income		\$0	\$0	0	0	0	0

			Assumption:				
ANNUAL OPERATING EXPENSES							
<u>Administrative</u>							
Superintendent		\$0	0	0	0	0	0
Payroll Taxes		\$0	0	0	0	0	0
Office Supply		\$0	0	0	0	0	0
Legal (contract review)		\$0	0	0	0	0	0
Audit		\$0	0	0	0	0	0
Real Estate Taxes		\$0	0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0	0
Advertising/Marketing all non-salary		\$0	0	0	0	0	0
Insurance and other taxes		\$0	0	0	0	0	0
Telephone		\$0	0	0	0	0	0
All Misc. Expenses		\$0	0	0	0	0	0
Subtotal Administrative		\$0	\$0	\$0	\$0	\$0	\$0
<u>Maintenance</u>							
Extermination		\$0	0	0	0	0	0
Janitor/Cleaning		\$0	0	0	0	0	0
Garbage & Trash Removal		\$0	0	0	0	0	0
Ground Maintenance (Trash & Landscape)		\$0	0	0	0	0	0
Repairs (Contract)		\$0	0	0	0	0	0
HVAC Maintenance		\$0	0	0	0	0	0
Reserves Operating		\$0	0	0	0	0	0
Reserves Replacement		\$0	0	0	0	0	0
All Operating and Maintenance Expenses		\$0	0	0	0	0	0
Snow Removal/Misc.		\$0	0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>						
Electricity	\$0	0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0	0
All Utiliy Expenses	\$0	0	0	0	0	0
Other	\$0	0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service	\$0	0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0

RESERVES	Assumption:					
Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

IRR	#NUM!
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Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____
Site Address:	_____
Total Units:	0
Start Date:	TBD

MONTHLY RENTAL INCOME			Percent of income applied towards	
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance
0 BR	0	0	0	
1 BR/1 BA	0	0	0	0
1 BR/B	0	0	0	0
2 BR/A	0	0	0	0
2 BR/B	0	0	0	0
2 BR/C	0	0	0	0
3 BR/A	0	0	0	0
3 BR/B	0	0	0	0
Bal units/avg rent	0	0	0	0
2BR Market Rent	0	0	0	
3BR Market Rent	0	0	0	
Other	0	0	0	
Super/Manag. Units	0	0	0	
TOTAL	0	0	\$0	
Interest Income	0	0	0	
Laundry:	0	0	0	
TOTAL MONTHLY INCOME:			\$0	

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption:				
			Yr 1	Yr 23	Yr 24	Yr 25	Yr 26
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0	0
Vacancy Loss	2.50%	\$0	0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0	0
Vacancy Loss	0.00%	\$0	0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0	0

ANNUAL OPERATING EXPENSES			Assumption:				
			Yr 1	Yr 23	Yr 24	Yr 25	Yr 26
<i>Administrative</i>							
Superintendent		\$0	0	0	0	0	0
Payroll Taxes		\$0	0	0	0	0	0
Office Supply		\$0	0	0	0	0	0
Legal (contract review)		\$0	0	0	0	0	0
Audit		\$0	0	0	0	0	0
Real Estate Taxes		\$0	0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0	0
Advertising/Marketing all non-salary		\$0	0	0	0	0	0
Insurance and other taxes		\$0	0	0	0	0	0
Telephone		\$0	0	0	0	0	0
All Misc. Expenses		\$0	0	0	0	0	0
Subtotal Administrative		\$0	\$0	\$0	\$0	\$0	\$0
<i>Maintenance</i>							
Extermination		\$0	0	0	0	0	0
Janitor/Cleaning		\$0	0	0	0	0	0
Garbage & Trash Removal		\$0	0	0	0	0	0
Ground Maintenance (Trash & Landscape)		\$0	0	0	0	0	0
Repairs (Contract)		\$0	0	0	0	0	0
HVAC Maintenance		\$0	0	0	0	0	0
Reserves Operating		\$0	0	0	0	0	0
Reserves Replacement		\$0	0	0	0	0	0
All Operating and Maintenance Expenses		\$0	0	0	0	0	0
Snow Removal/Misc.		\$0	0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>						
Electricity	\$0	0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0	0
All Utiliy Expenses	\$0	0	0	0	0	0
Other	\$0	0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service						
	\$0	0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0

RESERVES

Assumption:

Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

IRR	#NUM!
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Rental Operating Proforma

Note: This form must be completed for EACH Rental Development Site.

Project Name:	_____
Site Address:	_____
Total Units:	0
Start Date:	TBD

MONTHLY RENTAL INCOME			Percent of income applied towards	
APT. TYPE	# of Units	Rent/mt	Rent	Utility Allowance
0 BR	0	0	0	
1 BR/1 BA	0	0	0	0
1 BR/B	0	0	0	0
2 BR/A	0	0	0	0
2 BR/B	0	0	0	0
2 BR/C	0	0	0	0
3 BR/A	0	0	0	0
3 BR/B	0	0	0	0
Bal units/avg rent	0	0	0	0
2BR Market Rent	0	0	0	
3BR Market Rent	0	0	0	
Other	0	0	0	
Super/Manag. Units	0	0	0	
TOTAL	0	0	\$0	
Interest Income	0	0	0	
Laundry:	0	0	0	
TOTAL MONTHLY INCOME:			\$0	

INCOME ANALYSIS	No. Months	Initial Yr. (Construction)	Assumption:				
			Yr 1	Yr 27	Yr 28	Yr 29	Yr 30
ANNUAL RENTAL INCOME	12	\$0	0	0	0	0	0
Vacancy Loss	2.50%	\$0	0	0	0	0	0
ANNUAL COMM. INCOME	12	\$0	0	0	0	0	0
Vacancy Loss	0.00%	\$0	0	0	0	0	0
TOTAL Effective Gross Income		\$0	\$0	0	0	0	0

ANNUAL OPERATING EXPENSES			Assumption:				
			Yr 1	Yr 27	Yr 28	Yr 29	Yr 30
<i>Administrative</i>							
Superintendent		\$0	0	0	0	0	0
Payroll Taxes		\$0	0	0	0	0	0
Office Supply		\$0	0	0	0	0	0
Legal (contract review)		\$0	0	0	0	0	0
Audit		\$0	0	0	0	0	0
Real Estate Taxes		\$0	0	0	0	0	0
Management Fee	#DIV/0!	0	0	0	0	0	0
Advertising/Marketing all non-salary		\$0	0	0	0	0	0
Insurance and other taxes		\$0	0	0	0	0	0
Telephone		\$0	0	0	0	0	0
All Misc. Expenses		\$0	0	0	0	0	0
Subtotal Administrative		\$0	\$0	\$0	\$0	\$0	\$0
<i>Maintenance</i>							
Extermination		\$0	0	0	0	0	0
Janitor/Cleaning		\$0	0	0	0	0	0
Garbage & Trash Removal		\$0	0	0	0	0	0
Ground Maintenance (Trash & Landscape)		\$0	0	0	0	0	0
Repairs (Contract)		\$0	0	0	0	0	0
HVAC Maintenance		\$0	0	0	0	0	0
Reserves Operating		\$0	0	0	0	0	0
Reserves Replacement		\$0	0	0	0	0	0
All Operating and Maintenance Expenses		\$0	0	0	0	0	0
Snow Removal/Misc.		\$0	0	0	0	0	0

Subtotal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0
<i>Utilities</i>						
Electricity	\$0	0	0	0	0	0
Gas (Hot Water)	\$0	0	0	0	0	0
Water/Sewer Charges	\$0	0	0	0	0	0
All Utiliy Expenses	\$0	0	0	0	0	0
Other	\$0	0	0	0	0	0
Subtotal Utilities	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES:	\$0	\$0	\$0	\$0	\$0	\$0
<i>PER UNIT</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service						
	\$0	0	0	0	0	0
Debt Service Coverage	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0

RESERVES	Assumption:					
Reserves Operating Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0
Reserves Replacement Acc. Balance	\$0	\$0	\$0	\$0	\$0	\$0

CAP RATE:	
Offer Price:	

Note: The Offer Price of the Asset to the District = Cash flow / Capitalization Rate

IRR	#NUM!
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Land Residual For Development Sites - HOMEOWNERSHIP

Note: This form must be completed for EACH Homeownership Development Site. Two Forms are provided below.

	Development Site #						Development Site #			
	Site Summary	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Unit Type E	Site Summary	Unit Type A	Unit Type B	Unit Type C
Unit Type Description (see key)										
Number of Units to be developed	0	0	0	0	0	0	0	0	0	0
Total Estimated Sq Ft per unit	0	0	0	0	0	0	0	0	0	0
A. Proposed Sales Price										
Sales Price to Homebuyer	0	0	0	0	0	0	0	0	0	0
Total Sale Price By Unit Type (Seller Closing Costs)	0	0	0	0	0	0	0	0	0	0
(Commissions)	0						0			
Gross Sales Proceeds Per Unit	0	0	0	0	0	0	0	0	0	0
Gross Sales Proceeds Per Unit Type	0	0	0	0	0	0	0	0	0	0
B. Predevelopment & Acquisition Costs										
Total Constr. & Cont. Per Unit		0	0	0	0	0		0	0	0
Total Constr & Cont Per Unit Type - ALL	0	0	0	0	0	0	0	0	0	0
B. Hard Construction Costs										
Total Hard Costs Per Unit		0	0	0	0	0			0	0
Total Hard Costs Per Unit Type - ALL	0	0	0	0	0	0	0	0	0	0
C. Soft Costs										
Total Soft Costs Per Unit		0	0	0	0	0		0	0	0
Total Soft Costs Per Unit Type - ALL	0	0	0	0	0	0	0	0	0	0
SC/GC Costs Per SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

	Site Summary	Unit Type A	Unit Type B	Unit Type C	Unit Type D	Unit Type E		Site Summary	Unit Type A	Unit Type B	Unit Type C
D. Total Development Costs											
Total Development Costs Per Unit		0	0	0	0	0			0	0	0
Total Development Costs by Unit Type - ALL	0	0	0	0	0	0	#	0	0	0	0
Total Dev. Costs Per SF	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
F. Calculation of Land Residual											
Land Residual Per Unit Type	0	0	0	0	0	0		0	0	0	0
G. Offer Price to City											

KEY	
Efficiency	E
1 Bedroom	1BR
2 Bedroom	2BR
3 Bedroom	3BR
4 Bedroom	4BR

**FOR THE PURPOSES OF THIS DISPOSITION
ALL AFFORDABLE UNITS MUST BE 750 SQ FT**

*** PLEASE DELETE ALL COLUMNS NOT USED, SO AVOID ANY FORMULA ERRORS IN YOUR SUBMISSION**

Land Residual For Developm

Note: This form must be comple

	Unit Type D	Unit Type E
Unit Type Description (see key)		
Number of Units to be developed	0	0
Total Estimated Sq Ft per unit	0	0
A. Proposed Sales Price		
Sales Price to Homebuyer	0	0
Total Sale Price By Unit Type	0	0
(Seller Closing Costs)		
(Commissions)		
Gross Sales Proceeds Per Unit	0	0
Gross Sales Proceeds Per Unit Type	0	0
B. Predevelopment & Acquisition Costs		
Total Constr. & Cont. Per Unit	0	0
Total Constr & Cont Per Unit Type - ALL	0	0
B. Hard Construction Costs		
Total Hard Costs Per Unit	0	0
Total Hard Costs Per Unit Type - ALL	0	0
C. Soft Costs		
Total Soft Costs Per Unit	0	0
Total Soft Costs Per Unit Type - ALL	0	0
SC/GC Costs Per SF	#DIV/0!	#DIV/0!

	Unit Type D	Unit Type E
D. Total Development Costs		
Total Development Costs Per Unit	0	0
Total Development Costs by Unit Type - ALL	0	0
Total Dev. Costs Per SF	#DIV/0!	#DIV/0!
F. Calculation of Land Residual		
Land Residual Per Unit Type	0	0
G. Offer Price to City		

KEY	
Efficiency	E
1 Bedroom	1BR
2 Bedroom	2BR
3 Bedroom	3BR
4 Bedroom	4BR

*** PLEASE DELETE ALL COLUMN**

PADD Residential Design & Performance Standards

Provide description of equipment/appliances/products.

If this list is to be used for all houses / units in the Development site, enter it one time.

	Property ID #				
Insulation					
Roofing					
Exterior Doors					
Indoor Air Quality					
Windows					
Appliances					
Cabintes/Countertops					
Water Heater					
Plumbing Fixtures					
Furnaces					
Electrical					
Other					

The District of Columbia is committed to sustainable development practices that maximize energy efficiency and provide healthy living environments. Accordingly, PADD has incorporated sustainable, high-performance development requirements to our development requirements. These additional requirements are listed below and outlined in greater detail in the Solicitation.

Developers note the usage of high-performance products / techniques in your project summary.

Indoor Air Quality

- *Include carbon monoxide detectors in garage (if proposing a garage).
- *Include the use of exhaust fans and ventilation in the home.

Water

- *Water conserving fixtures such as low flow toilets, low flow shower heads, etc.

Additional information on sustainable residential development can be found at www.greencommunitiesonline.org or by contacting the DC Office of Planning at (202) 535-1556.

EXHIBIT B: Intended Method of Satisfying Green Communities Criteria for the District of Columbia (v. 2008)

Must include a **Site Plan** indicating distance of utilities and sidewalk connections as appropriate. Must include **Context Map** indicating locations of minimally required community facilities and their distances from project boundaries.

Mandatory Optional

ALL "INTENDED METHOD" CELLS ARE DROP-DOWN LISTS - Click on cell to activate.

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
Section 1: Integrated Design						
1-1	Green Development Plan (Mandatory)					
Section 2: Site, Location and Neighborhood Fabric						
2-1a	Smart Site Location - Proximity to Existing Development (Mandatory except for infill sites or rehab) (Context map must demonstrate that project satisfies this item)					
2-1b	Smart Site Location – Protecting Environmental Resources (Mandatory except for infill sites or rehab) (Site and Context map must demonstrate that project satisfies this item)					
2-1c	Smart Site Location - Proximity to Services (Mandatory except for infill sites or rehab) (Context map must demonstrate that project satisfies this item)					
2-2	Compact Development (Mandatory except for rehab) (Site map and architect's density calculation must demonstrate that project satisfies this item)					
2-3	Walkable Neighborhoods - Sidewalks and Pathways (Mandatory) (Site map must demonstrate that project satisfies this item)					
2-4a	Smart Site Location - Passive Solar Heating / Cooling (Optional 2 or 4 points) (Site map must demonstrate that project satisfies this item)					
2-4b	Smart Site Location – Grayfield, Brownfield or Adaptive Reuse Site (Optional 10 points)					
2-5	Compact Development (Optional 5 points) (Site map and architect's density calculation must demonstrate that project satisfies this item)					
2-6	Walkable Neighborhoods - Connections to Surrounding Neighborhood (Optional 5 points) (Site map must demonstrate that project satisfies this item)					
2-7	Transportation Choices (Optional 6 or 12 points) (Context map must demonstrate that project satisfies this item)					
Section 2 Subtotal				0		
Section 3: Site Improvements						
3-1	Environmental Remediation (Mandatory)					
3-2	Erosion and Sedimentation Control (Mandatory)					
3-3	Landscaping (Mandatory - if providing landscaping)					
3-4	Surface Water Management (Optional 5 points)					
3-5	Storm Drain Labels (Optional 2 points)					
Section 3 Subtotal				0		

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
Section 4: Water Conservation						
4-1a	Water Conserving Appliances and Fixtures - New Construction and Substantial Rehab (Mandatory)					
4-1b	Water Conserving Appliances and Fixtures - Moderate Rehab (Mandatory)					
4-1c	Water Conserving Appliances and Fixtures (Optional 5 points)					
4-2	Efficient Irrigation (Mandatory if irrigation is necessary)					
Section 4 Subtotal				0		
Section 5: Energy Efficiency						
5-1a	Efficient Energy Use (Mandatory for new construction)					
5-1b	Efficient Energy Use (Mandatory for moderate and substantial rehab)					
5-2	Energy Star Appliances (Mandatory if providing appliances)					
5-3a	Efficient Lighting - Interior (Mandatory)					
5-3b	Efficient Lighting - Exterior (Mandatory)					
5-4	Electricity Meter (Mandatory except for zero bedroom and designated Supportive Housing dwelling units)					
5-5	Additional Reductions in Energy (Optional 1 point for each additional point awarded by the HERS or for each 1 percent change in energy efficiency)					
5-6a	Renewable Energy (Optional 5 points for first 10 percent, plus 5 points for each additional 10 percent increment, up to a maximum of 15 points)					
5-6b	Photovoltaic (PV) Ready (Optional 2 points)					
Section 5 Subtotal				0		
Section 6: Materials Beneficial to the Environment						
6-1	Construction Waste Management (Optional 5 points)					
6-2	Recycled Content Material (Optional 2 points for the first 5 percent, plus 2 points for each additional 5 percent increment, not to exceed 14 points)					
6-3	Certified, Salvaged and Engineered Wood (Optional 5 points)					
6-4a	Water-Permeable Walkways (Optional 5 points)					
6-4b	Water-Permeable Parking Areas (Optional 5 points)					
6-5a	Reducing Heat-Island Effect – Roofing (Optional 5 points)					
6-5b	Reducing Heat-Island Effect – Paving (Optional 5 points)					
6-5c	Reducing Heat-Island Effect –Plantings (Optional 5 points)					

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
Section 6 Subtotal				0		
Section 7: Healthy Living Environment						
7-1	Low/No VOC Paints and Primers (Mandatory)					
7-2	Low/No VOC Adhesives and Sealants (Mandatory)					
7-3	Urea Formaldehyde-free Composite Wood (Mandatory)					
7-4	Green Label Certified Floor Coverings (Mandatory - if providing carpeted floor coverings)					
7-5a	Exhaust Fans - Bathroom (Mandatory)					
7-5b	Exhaust Fans - Kitchen (Mandatory for new construction and substantial rehab)					
7-5c	Exhaust Fans - Kitchen: Moderate Rehab (Optional 5 points)					
7-6a	Ventilation (Mandatory for new construction and substantial rehab)					
7-6b	Ventilation: Moderate Rehab (Optional 10 points)					
7-7	HVAC Sizing (Mandatory)					
7-8	Water Heaters - Mold Prevention (Mandatory)					
7-9a	Materials in Wet Areas - Surfaces (Mandatory)					
7-9b	Materials in Wet Areas - Tub and Shower Enclosures (Mandatory)					
7-10a	Basements and Concrete Slabs - Vapor Barrier (Mandatory)					
7-10b	Basements and Concrete Slabs - Radon (Mandatory for new construction and substantial rehab)					
7-11	Water Drainage (Mandatory)					
7-12	Garage Isolation (Mandatory)					
7-13	Clothes Dryer Exhaust (Mandatory)					
7-14	Integrated Pest Management (Mandatory)					
7-15	Lead Safe Work Practices: Rehabilitation (Mandatory)					
7-16	Healthy Flooring Materials - Alternative Sources (Optional 5 points)					
7-17	Smoke-free Building (Optional 2 points)					

	Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Champion (name and profession / role)	Additional Comments by Applicant
7-18	Combustion Equipment - Space and Water-Heating Equipment (Mandatory)					
Section 7 Subtotal				0		
Section 8: Operations and Maintenance						
8-1	Building Maintenance Manual (Mandatory)					
8-2	Occupant's Manual (Mandatory)					
8-3	Homeowner and New Resident Orientation (Mandatory)					
Section 8 Subtotal				0		
GRAND TOTAL				0		

Certification that all Green Communities Criteria listed above have been satisfied:

Green specialist		Project Architect		Project Sponsor	
Signature:		Signature:		Signature:	
Name:		Name:		Name:	
Title:		Title:		Title:	
Tel. No.:		Tel. No.:		Tel. No.:	
E-mail:		E-mail:		E-mail:	
Accreditation:		Accreditation:		Date:	
Date:		Date:			



Green Development Plan

Developer Name:

Project Name:

Address (Street/City/State):

Description of Process

A description of the process that was used to select the green building strategies, systems and materials that will be incorporated into the project. (500 word maximum)

Project Team Members

A listing of the team members who participated in the integrated design charrette. Please include name, affiliation/company, discipline.

Goals

Bullet points of the overall green development goals of the project and the expected intended outcomes from addressing those goals.

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CHECKLIST GUIDE - 2008

1.1

A Green Development Plan for the project has been developed per the criteria and is ready to submit
The Green Development Plan for the project is in the process of being developed and will be submitted prior to funding

2.1a

Site is adjacent to existing development (bordering 25 percent of the perimeter of the site) and all infrastructure is within 1000' of the site
Site qualifies as an infill or rehab site

2.1b

New development will not be within 100 feet of wetlands, critical sloop, prime farmland, public parkland, critical habitat or within the 100 year floodplain
Site qualifies as an infill or rehab site

2.1c

Site is within 1/4 mile of at least two qualifying services per the criteria
Site is within 1/2 mile of at least four qualifying services per the criteria
Site qualifies as an infill or rehab site

2.2

Architect certifies that the net density of units per acre (see criteria) is at least 6 for single family and duplex, 10 for townhomes, or 15 for multifamily.
Site qualifies as a rehab site

2.3

Per the criteria, the project connects to the
existing pedestrian grid

2.4a

Some, but not all, of the buildings are oriented per the criteria (2 points)
All of the buildings are oriented per the criteria (4 points)
Project will not qualify for these points

2.4b

Site is **NOT** located on a grayfield, brownfield or adaptive reuse site
Site **IS** located on a grayfield, brownfield or adaptive reuse site (10 points)

2.5

Architect certifies that the net density of units per acre is at least 7 for single family and duplex, 12 for townhomes, or 20 for multifamily.
Site does not qualify for additional density points

2.6

Site has at least three separate connections (excluding entrances/exits from a single building) to existing sidewalks or all weather pathways in
surrounding neighborhood (5 points)
Site does not qualify for these points

2.7

Site is within 1/4 mile of adequate bus service or 1/2 mile of adequate fixed rail or ferry service per the criteria (6 points)
Site is within 1/2 mile of combined transit services constituting 60 or more transit rides per weekday (12 points)
Site is not near qualifying transit services

3.1

Site has passed ASTM Transaction Screen
Site has passed Phase I Environmental Site Assessment
Site will meet requirements of a Phase II abatement plan
Site has not yet been assessed for environmental hazards

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3.2

Site will implement EPA's BMP for erosion control at least including measures listed in the criteria
Project will not disturb soils

3.3

Architect or Landscape Architect will provide certified tree or plant list showing at least 50% native species and 100% appropriate species for the site.

3.4

Site will capture, retain, infiltrate or harvest the first 1/2 inch of rainfall in a 24 hour period (5 points)
Site will not qualify for these points

3.5

Project plans and specs will call for labeling storm drains (2 points)
Project will not qualify for these points

4.1a

Project will specify toilets at 1.3 GPF, showerheads, bath and kitchen faucets at 2.0 GPM
Project is not new construction or substantial rehab

4.1b

Project will specify all toilets at 1.3 GPF and showerheads at 2.0 GPM. If replaced, bath and kitchen faucets will be 2.0 GPM
Project is not moderate rehab

4.1c

Project will install toilets at 1.1 GPF, showerheads at 1.75 GPM, kitchen faucets at 2.0 GPM, and Bath faucets at 1.5 GPM, or better (5 points)
Project will not qualify for these points

4.2

Project will irrigate with recycled gray water or collected rain water or a high efficiency system per the criteria
Project will not use irrigation

5.1a

Project is 3 stories or less and will meet Energy Star standard
Project is 4 stories or more and will exceed ASHRAE 90.1-2004 by 15 percent
Project is in California and will exceed Title 24 (version under which project is permitted) by 15 percent
Project is in Oregon, Washington, Idaho or Montana and will meet NW Energy Star standard
Project is not new construction

5.1b

Project will conduct an energy analysis per the criteria and implement measures to improve building's pre-renovation energy performance by 15 percent
Project is not rehab

5.2

If installing, project will install Energy Star-rated clothes washers, dishwashers, and refrigerators
Project is not installing appliances

5.3a

Project will install Energy Star Advanced Lighting Package in units and at least high efficiency commercial fixtures in common areas and outside

5.3b

Daylight sensors or timers will be installed on all outside lighting including porch lighting in single family homes

5.4

Electric meters or submeters will be installed
Project qualifies as zero bedroom or is designated supportive housing

5.5

Project will exceed required Energy Star HERS score or exceed required efficiency percentage (1 point for each HERS score or percentage above requirement)
Project will not qualify for these points

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5.6a

Project will use renewable energy technology (PV, wind turbine or other) to provide at least 10 percent of estimated electricity demand (5 points per 10 percent of load)
Project will not qualify for these points

5.6b

Project will prepare the development to accommodate installation of PV panels at some time in the future (2 points)
Project will not qualify for these points

6.1

Project commits to a waste management plan that diverts at least 25 percent of debris from the landfill (5 points)
Project will not qualify for these points

6.2

Project commits to use recycled content calculated per the criteria (2 points for first 5 percent, 3 points for each additional 5 percent)
Project will not qualify for these points

6.3

Project commits to using at least 25 percent wood products certified FSC, salvaged, and/or engineered (5 points)
Project will not qualify for these points

6.4a

Project commits to using water-permeable materials in at least 50 percent of walkways (5 points)
Project will not qualify for these points

6.4b

Project commits to using water-permeable materials in at least 50 percent of paved parking areas (10 points)
Project will not qualify for these points

6.5a

Project will specify roofing material that meets Energy Star (reflectivity greater than .65 or high-emissive (emissivity of at least 0.8) (5 points)
Project will install a "green" roof for at least 50 percent of the roof area (5 points)
Project will install a combination of high-albedo and vegetated roof collectively covering 75 percent of the roof area (5 points)
Project will not qualify for these points

6.5b

Project will use light colored, high-albedo and/or open grid material with a Reflective index of .6 or better over at least 30 percent of paving (5 points)
Project will not qualify for these points

6.5c

Project will provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of the home per the criteria. (5 points)
Project will not qualify for these points

7.1

All interior paints and primers will meet Green Seal limits for VOCs

7.2

All adhesives, caulks and sealants will comply with VOC standards and limits listed in the criteria

7.3

All particleboard and MDF will be certified compliant with ANSI A208.1 or A208.2
All particleboard and MDF will not be certified compliant with ANSI A208.1 or A208.2 but will have all exposed edges sealed with low-VOC sealant

7.4

All carpet, pad and adhesive will be certified CRI Green Label and will not be installed below grade or in other areas listed in the criteria
Carpet will not be used on this project

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7.5a

All bathrooms will have Energy Star-labeled exhaust fans connected to the light switch and equipped with a humidistat sensor or timer
All bathrooms will have Energy Star-labeled 2-speed exhaust fans that operate continuously for whole house ventilation at low speed and are connected to the light switch for higher speed.

7.5b

All kitchens will be equipped with power vented fans or range hoods that exhaust to the exterior
Project is not new construction or substantial rehab

7.5c

Project is moderate rehab and all kitchens will be equipped with power vented fans or range hoods that exhaust to the exterior (5 points)
Project will not qualify for these points

7.6a

All dwelling units will include whole house ventilation systems providing fresh air per ASHRAE 62.1-2007 (above 3 stories) or 62.2-2007 (low-rise)
Project site is in a qualified 'paradise' climate per ASHRAE 62.1 or 62.2
Project is not new construction or substantial rehab

7.6b

Project is moderate rehab and all dwelling units will include whole house ventilation systems providing fresh air per ASHRAE 62.1-2007 (above 3 stories) or 62.2-2007 (low-rise) (10 points)
Project is not moderate rehab

7.7

Heating and cooling equipment will be sized in accordance with the ACCA manual, Parts J and S, ASHRAE handbooks, or equivalent software to insure adequate dehumidification

7.8a

Project will use conventional hot water heaters in rooms with drains or with catch pans with drains, piped to the exterior, and with non-water sensitive floor coverings
Project will use tankless hot water heaters

7.8b

All combustion equipment will be power vented or combustion sealed and hard-wired CO detectors will be installed per criteria
Project will not use combustion equipment

7.9a

All wet areas will have smooth, durable and cleanable surfaces. Not vinyl wallpaper or unsealed grout will be used

7.9b

Tub and shower areas will have fiberglass or similar enclosures
Tub and shower areas will have grouted material and will have durable backing material per the criteria

7.10a

All new basement and concrete slabs will have a 6 mil poly vapor barrier over a capillary break of 4" of washed gravel per the criteria
There are no new concrete slabs in this project

7.10b

The project is new construction and is in an EPA zone 1 or 2 for radon and will install passive radon-resistant features below the slab along with a vertical vent pipe that can become active if necessary
The project is substantial rehab and is in an EPA zone 1 or 2 for radon and will test the buildings for radon and provide mitigation if required
The project is moderate rehab

7.11

Project will provide drainage and water management for windows, walls, roofing, and foundations including all measures listed in the criteria.

7.12

Project does include garages and will install a continuous air barrier, substantially air-tight doors with closers, and inside CO detectors from per the criteria. Garages will not contain air handling equipment
Project does not include attached garages

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7.13

All clothes dryers will be exhausted to the outside

7.14

All wall, floor and joint penetrations will be sealed with a low VOC caulk along with rodent and corrosion proof screens for large openings

7.15

Lead-safe work practices will be used

Building is either new or built since 1978

7.16

No vinyl or carpet will be used on this project (5 points)

Project will not qualify for these points

7.17

Project will implement and enforce a "no-smoking" policy for all common and individual living areas per the criteria (2 points)

Project will not qualify for these points

8.1

The building maintenance manual will include instructions per the criteria to maintain the green features

8.2

All rental residents will receive an Occupant's Manual explaining the green features of their unit along with other "green" information per the criteria

All new homeowners will receive an Occupant's Manual explaining the green features of their unit, including maintenance, along with other "green features per the criteria

8.3

All homeowners and rental residents will receive a comprehensive walk-through and orientation using the Occupant's Manual from 8-2